



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 17, 2001

Ordinance 14166

Proposed No. 2001-0265.1

Sponsors McKenna and Fimia

1 AN ORDINANCE authorizing the conveyance of certain
2 property rights appurtenant to the county's Bellevue High
3 Capacity Property to the city of Bellevue, located in council
4 district 6.

5

6

7

STATEMENT OF FACTS:

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1. King County owns certain land, known as the Bellevue High Capacity
9 Property, located near the existing Bellevue Transit Center in downtown
10 Bellevue.

11

2. By Memorandum of Agreement (MOA), dated May 14, 1998, Sound
12 Transit, King County and the city of Bellevue agreed to cooperatively
13 develop the Downtown Bellevue Transportation Center project at the site
14 of the existing transit center.

15

3. In conjunction with the implementation of the HOV Direct Access
16 project by Sound Transit and Washington State Department of
17 Transportation (WSDOT), certain King County property interests for

18 street widening, sidewalk, utilities landscaping and construction area
19 must be conveyed to the city of Bellevue.

20 4. The HOV Direct Access project will improve sections of I-405 and
21 includes direct access to the existing Bellevue Transit Center.

22 5. The estimated value of the property rights to be conveyed to the city
23 of Bellevue for the HOV Direct Access project is as follows: fee simple
24 conveyance (4,276 square feet) - \$299,000; sidewalk, utility, lighting and
25 landscape easement (3,771 square feet) - \$132,000; and temporary
26 construction easement (2,492 square feet) - \$17,444 annually.

27 6. The benefits to the county and transit from both the HOV Direct
28 Access project and the Bellevue Transportation Center project will
29 exceed the monetary contribution and the property rights to be conveyed.

30 7. The transit division of the department of transportation, the custodial
31 department, declares the subject property surplus to its current and
32 foreseeable needs as a result of the above stated reasons.

33 8. Pursuant to K.C.C. 4.56.140, the county may dispose of county real
34 property to another governmental agency by negotiation, upon such
35 terms as may be agreed upon and for such consideration as may be
36 deemed by the county to be adequate.

37 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

38 The King County council, having determined that the conveyance of certain
39 property rights to the city of Bellevue for mutual benefits is in the best interest of the
40 public, does hereby authorize the King County executive to execute the necessary

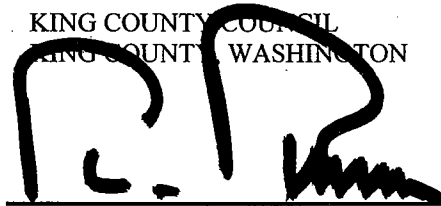
Ordinance 14166

41 documents to convey the subject property rights to the city of Bellevue. The legal
42 descriptions are contained in Attachment A to this ordinance.
43

Ordinance 14166 was introduced on 5/14/01 and passed by the Metropolitan King
County Council on 7/16/01, by the following vote:

Yes: 11 - Mr. von Reichbauer, Ms. Fimia, Mr. Phillips, Mr. Pelz, Mr.
McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Mr. Thomas
and Mr. Irons
No: 0
Excused: 2 - Ms. Miller and Ms. Hague

KING COUNTY COUNCIL
KING COUNTY WASHINGTON



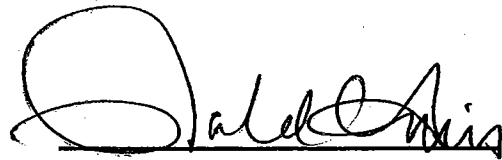
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 19 day of July, 2001.



Ron Sims, County Executive

Attachments A. Exhibit A - Legal Descriptions, B. Maps

Exhibit A

14166

Parcel 4016Fee

That portion of the northwest quarter of the northeast quarter of Section 32, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Beginning at the northwest corner of Lot 3, City of Bellevue Short Plat Number 81-17 as recorded under Recording Number 8112039005;
 thence South 88°04'01" East along the north line thereof, 71.10 feet;
 thence South 86°11'23" East along that portion of said Lot 3 deeded to the City of Bellevue under Recording Number 9203261584, a distance of 196.46 feet to the beginning of a curve to the right, with a radius of 34.50 feet;
 thence southeasterly along said curve, a distance of 52.93 feet;
 thence South 01°43'02" West 0.92 feet;
 thence, leaving said deeded portion, northwesterly on a non-tangent curve to the left, the center of which bears South 69°04'14" West 34.50 feet, a distance of 39.47 feet;
 thence North 86°28'40" West 246.51 feet to the beginning of a curve to the left with a radius of 5562.47 feet;
 thence westerly along said curve, a distance of 23.19 feet to the westerly line of said Lot 3;
 thence North 00°10'20" East, along said westerly line, 13.20 feet to the **Point of Beginning**.

Containing 4,276 square feet

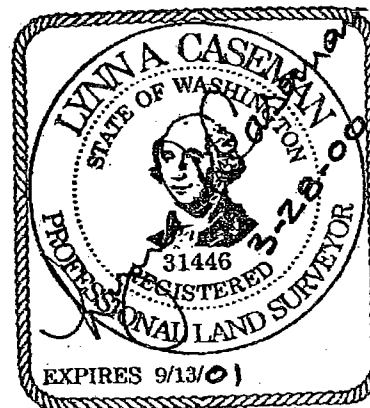


Exhibit A

14166

Parcel 4016
Temporary Construction Easement

That portion of the northwest quarter of the northeast quarter of Section 32, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the northwest corner of Lot 3, City of Bellevue Short Plat Number 81-17 as recorded under Recording Number 8112039005;

thence South $00^{\circ}10'20''$ West along the west line thereof, 29.22 feet to a point on a non-tangent curve to the right, the center of which bears South $03^{\circ}17'33''$ West 5562.47 feet, and the **True Point of Beginning**;

thence easterly along said curve, a distance of 22.24 feet;

thence South $86^{\circ}28'40''$ East 221.54 feet to a point on an existing Sidewalk Easement deeded to the City of Bellevue under Recording Number 9203261585;

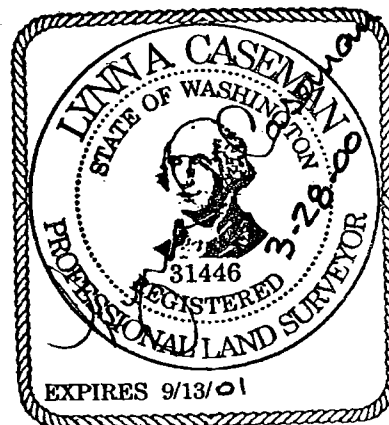
thence southeasterly along said easement, South $45^{\circ}02'45''$ East 15.11 feet;

thence leaving said existing easement, North $86^{\circ}28'40''$ West 232.87 feet to the beginning of a curve to the left with a radius of 5536.47 feet;

thence westerly along said curve, a distance of 21.66 feet to the westerly line of said Lot 3;

thence North $00^{\circ}10'20''$ East along said westerly line, 10.01 feet to the **True Point of Beginning**.

Containing 2,492 square feet



Attachment A.

14166

Exhibit A

Parcel 4016

Sidewalk, Utility, Lighting & Landscape Easement

That portion of the northwest quarter of the northeast quarter of Section 32, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the northwest corner of Lot 3, City of Bellevue Short Plat Number 81-17 as recorded under Recording Number 8112039005;

thence South 00°10'20" West along the west line thereof, 13.20 feet to a point on a non-tangent curve to the right, the center of which bears South 03°17'00" West 5562.47 feet, and the True Point of Beginning;

thence easterly along said curve, a distance of 23.19 feet;

thence South 86°28'40" East 207.77 feet to a point on an existing Sidewalk Easement deeded to the City of Bellevue under Recording Number 9203261585;

thence southerly along said easement South 03°48'25" West 3.83 feet;

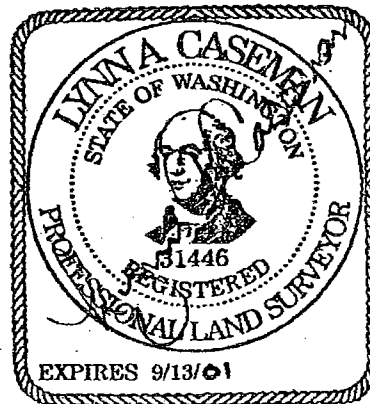
thence South 45°02'45" East 18.39 feet;

thence leaving said existing easement, North 86°28'40" West 221.54 feet to the beginning of a curve to the left with a radius of 5546.47 feet;

thence westerly along said curve, a distance of 22.24 feet to the westerly line of said Lot 3;

thence North 00°10'20" East along said westerly line, 16.02 feet to the True Point of Beginning.

Containing 3,771 square feet



02-24-00/lac
97223a.des

Attachment B

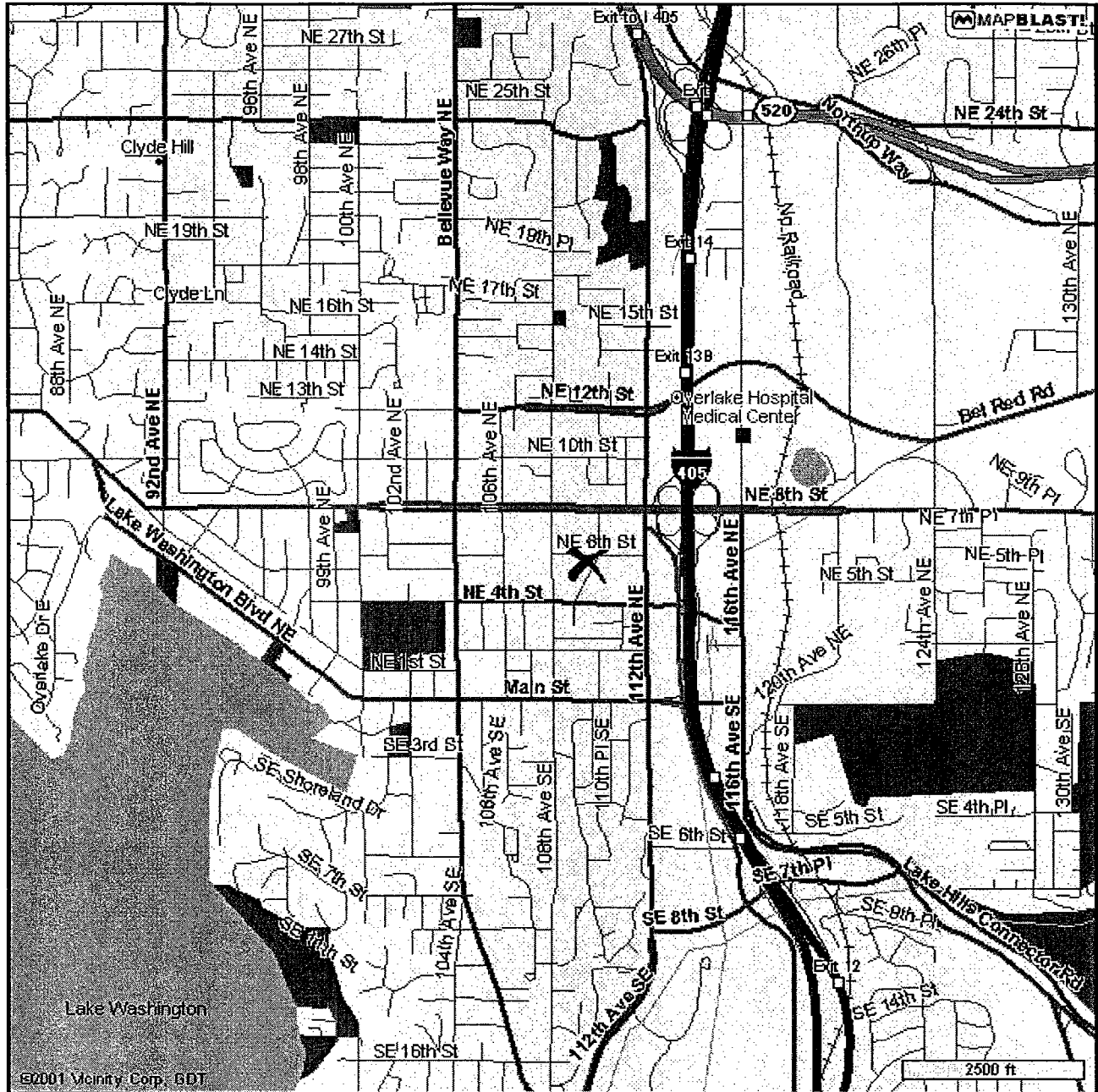
14166



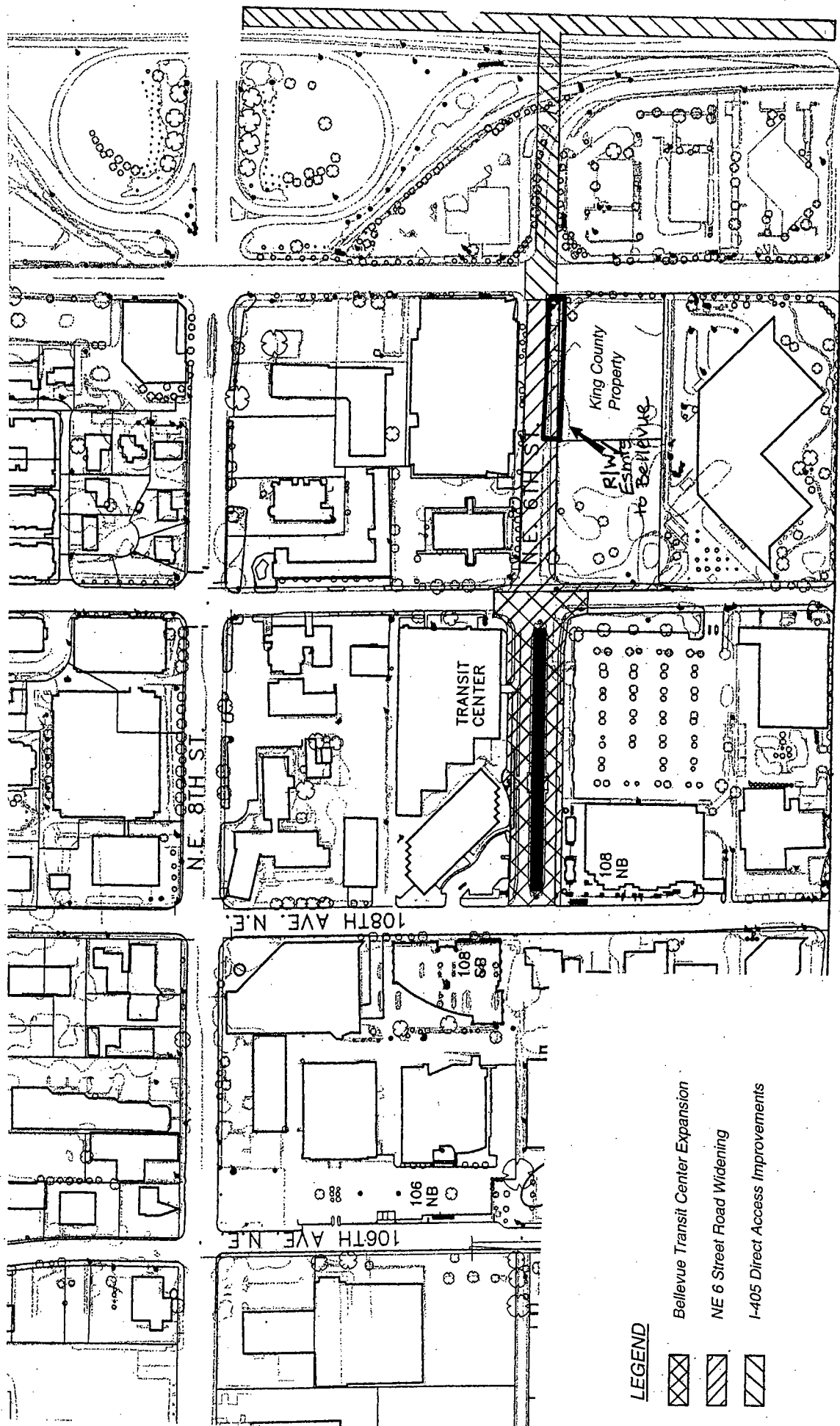
MAPBLAST!

Everyone needs a little direction in life




10800 NE 6th St
Bellevue, WA 98004



[Icon Latitude: 47.615165, Longitude: -122.194311]



PROJECT LOCATION MAP

- LEGEND**
-  Bellevue Transit Center Expansion
 -  NE 6 Street Road Widening
 -  I-405 Direct Access Improvements

14166

SEE OPM 50

PC = 101+99.332

PT = 103+54.329

EXHIBIT B

FEE

4017

4016

⊙ N03°46'25"E 3.83'
 ⊙ N45°02'45"W 16.38'

Slawoff, JERRY L.
 Landowner &
 Lessor
 Edgemont
 A.P. No.
 9203675045

Shipe Edgemont
 A.P. No.
 9203675086

200.98' N01°43'02"E

R=34.60'
L=52.93'

103°59'56"

665.1

N00°11'34"

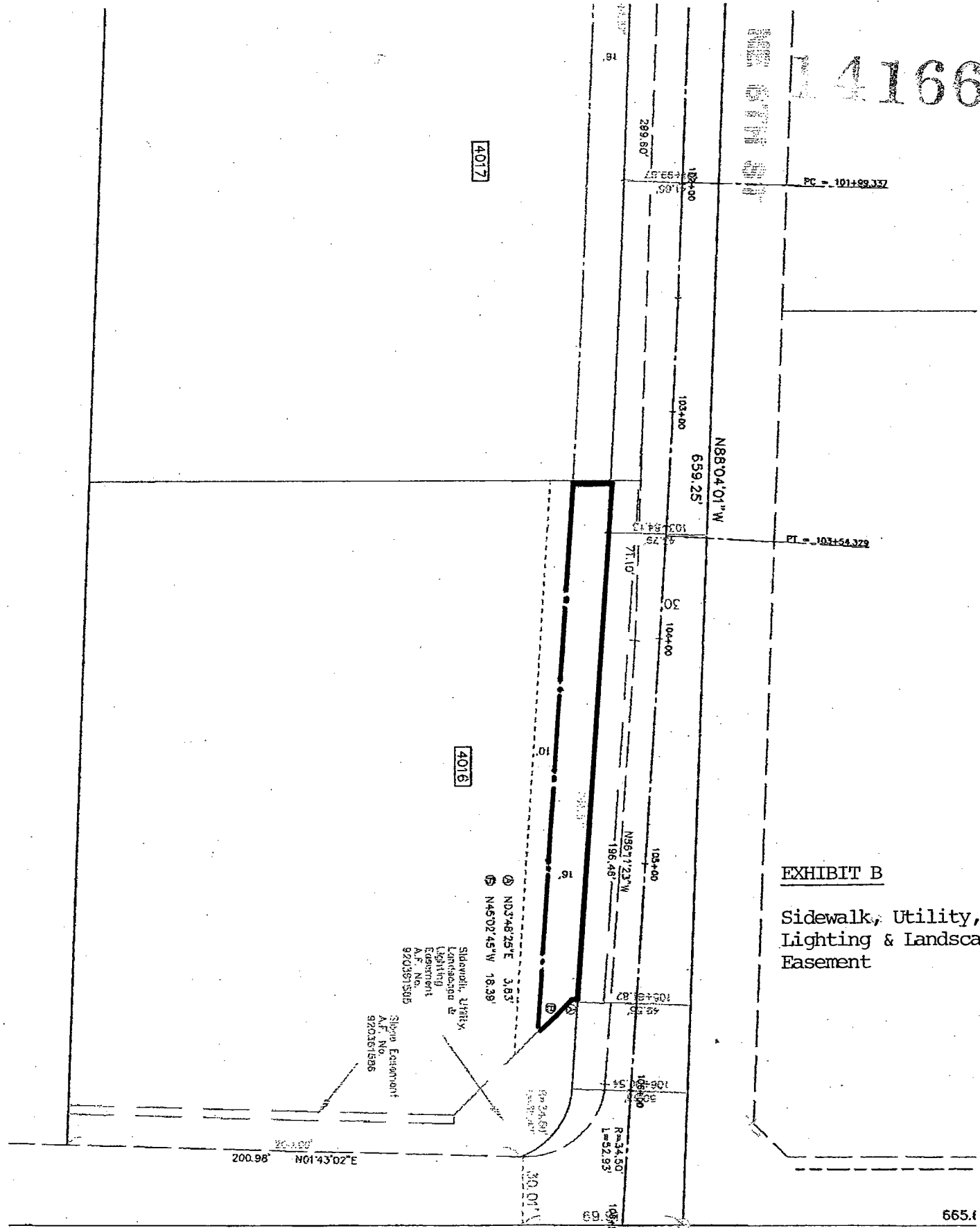
This is a true and correct copy
 of the original as shown to me
 by the Surveyor on the 10th day
 of October 2000.
 Notary Public
 State of Oklahoma
 My Comm. Expires 10/31/2005

4166

4017

4016

EXHIBIT B
Sidewalk, Utility,
Lighting & Landscape
Easement



Scale: 1" = 100'

Drawn by: [Name]
Checked by: [Name]
Date: 10/10/00